

From: Toby Decker [toby@deckertraining.com](mailto:toby@deckertraining.com) Sent: Wed 5/20/2020 11:49 AM  
To: Benjamin Barrett <benbarrettforwalpole@gmail.com>; Amy Messier <amessier@walpole-ma.gov>;  
Jim Johnson [jjohnson@walpole-ma.gov](mailto:jjohnson@walpole-ma.gov)  
CC: Toby [toby@deckertraining.com](mailto:toby@deckertraining.com)  
Subject: Address 55 Summer Street Issues

Dear Ben:

Thank you for the email link to the 40B prime explaining the ZBA's role, especially with 55 Summer Street.

It is hoped that the the current ZBA will address the Real Estate investor's incredulous claim that its proposed 300 multi bedroom unit project will have insignificant impact on South Walpole's traffic.

The Town's sponsored Traffic Analysis by Tetra Tech is "***focused on substantive concerns that speak to issues whose eventual resolution may substantially impact Project design or could otherwise result in potentially unsafe conditions or unanticipated impacts.***"

It's worrisome that two previously approved hi density, auto dependent apartment buildings seem to have ignored "peer reviewed" Traffic reports.

For example, the 95 West Street applicant claimed its 192 multiple bedroom units will minimally impact the most congested intersection in Walpole with an existing LOS of F. Equally disquieting is the dangerous lack of line of sight at the intersection of the MBTA access road and West Street.

Again, it is hoped that the 55 Sumner Street project is modified to remedy the comments of the peer review.

Sincerely,

Toby Decker  
Mobile: 781-799-4499

